

Argument in Favor of Measure O

A "Yes" vote on Measure O will allow for additional affordable rental units in Eureka by changing the current 250 unit limit to a formula that allows for 3% the total number of housing units existing in the City of Eureka during that year.

This ballot measure is being presented to the voters because Article 34 of the California Constitution requires that local voters authorize the "development, construction, or acquisition of low rent housing" by a public agency. Eureka voters previously approved Measure A, in 1976 to provide not more than 250 dwelling units for living accommodations for low income persons and families and for the blind, elderly, and disabled.

Since the passage of Measure A, 177 units have been established, leaving only 73 low income affordable dwelling units available for development. According to the City of Eureka's Housing Element there is a need for an additional 241 low income housing dwelling units to be constructed to accommodate low income people in this city by 2019.

"The Lodge" low income senior housing project, which transformed a blighted motel into attractive affordable living units is a recent example of development that was counted toward the current 250 limit.

Thus a "Yes" vote allows up to 356 total units to be developed in 2017, encouraging the development of an additional 106 affordable rental housing units in Eureka. If Measure O is passed it:

- Will not require the use of local tax dollars;
- Requires all developments that fall within Article 34 standards to go through the existing permit approval process with environmental and community review;
- Does not automatically guarantee that these additional affordable housing units will be built;
- Does not preclude privately-funded low income housing development;

Linda Atkins 8/3/2016
Kim Bergel August 3, 2016
Marian Brady 8/03/2016
Melinda J. Ciarrabellini 8-3-16
NATALIE ARROYO AUGUST 3, 2016